



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### ECONOMIC DEVELOPMENT COMMISSION

February 9, 2016

#### **Members Present:**

Jake Sappenfield	President
Josh DeArmitt	Vice-President
Ken Austin	Secretary
John Ditmars	Member

#### **Others Present:**

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Julie Spate	Recording Secretary

#### **Call to Order:**

Jake Sappenfield called the meeting to order at 8:00 a.m. and thanked Ken Austin again for his leadership as president over the past couple of years.

#### **Approval of Minutes:**

Josh DeArmitt made a motion to approve the January 12th, 2016 minutes. John Ditmars seconded the motion.

#### **Old Business**

#### **New Business:**

#### **Case EDC 2016-02: Fisher Contracting LLC**

James Fisher presented a tax abatement request for their shop and office to be located in Franklin on three acres at 3031 Hudson Street. Site work is underway and an architect is contracted to design their building. Mr. Sappenfield disclosed a business relationship with Mr. Fisher so abstained from the discussion. Mr. Austin asked how many square feet their current Bargersville leased building is. Mr. Fisher identified that location as only a gravel yard with the addition of a leased office off Commerce Drive in Franklin. Mr. Austin followed up about their number of employees. Mr. Fisher explained a smaller crew in the winter and almost double in the summer. When the building is complete a part-time bookkeeper and full time estimator will be hired. Mr. Austin asked if employee insurance is offered and Mr. Fisher confirmed. Mr. Ditmars asked about the timeline. Mr. Fisher reviewed that upon completion of the architect's plans they will be submitted to the state which is a six- to eight-week process. His plan is to finish the lot and move straight in to building construction. Mr. Austin suggested an ERA would need to be found for this as well. Mr. Sappenfield concurred. Krista Linke explained the normal process of going through the findings and then discussing the terms that would be recommended to Council.

Mr. Austin made a motion to approve ERA & tax abatements findings for real property pursuant to Indiana Code Section 6-1.1-12.1-3 states with the following findings:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

Mr. Ditmars seconded the motion and it passed. Mr. Sappenfield called for recommendations on term length. Mr. Ditmars suggested a little shorter term than normal due to the smaller dollar amount. Mr. Austin agreed. Mr. Fisher asked if seven would be appropriate, ten being the maximum. Mr. Austin suggested five years. Mr. Ditmars spoke to five years as well. Mr. Sappenfield pointed out Mr. Fisher's agreement to the 5% economic development fee.

Mr. Ditmars moved to proceed with a five year abatement. Mr. Austin seconded. The motion passed with a vote of 3-0 with one abstention. Mr. Sappenfield reminded this recommendation will go to City Council on March 7.

**Other Business:**

Mr. Sappenfield thanked the audience for their attendance.

**2015 Economic Development Fees: \$3,640.56**

Ms. Linke explained that some years one disbursement is received and some years two. Some companies pay it all up front and some pay it in two annual disbursements. Ms. Linke didn't feel it appropriate to ask for organizations to submit RFP's again due to the small amount. She wondered if the board would choose to disburse evenly like was decided originally in 2015. Mr. Sappenfield and Mr. Ditmars spoke in support of this. Ms. Linke asked Cheryl Morpew if she would decline this disbursement as last time and Ms. Morpew explained her reasoning for declining last time but it would not apply to this disbursement. Mr. Austin made a motion to disburse these funds evenly among the 2015 candidates including JCDC. Mr. DeArmitt made a second. The motion passed.

**Adjournment:**

There being no further business, a motion to adjourn was made by Mr. Austin and a second by Mr. DeArmitt. The motion passed and the meeting was adjourned.

Respectfully submitted this 8th day of March, 2016.

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Jake Sappenfield, President

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Ken Austin, Secretary